097.0	0003	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,211,400 / 1,211,400
					USE VALUE:	1,211,400 / 1,211,400
					ASSESSED:	1,211,400 / 1,211,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOSHGARIAN GARY--ETAL
Owner 2:	KRUEGER KATHLEEN A
Owner 3:	
Street 1:	12 HUTCHINSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 15,760 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 3399 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15760.000	581,700	4,700	625,000	1,211,400
Total Card	0.362	581,700	4,700	625,000	1,211,400
Total Parcel	0.362	581,700	4,700	625,000	1,211,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.42 | /Parcel: 356.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	63521
GIS Ref	
GIS Ref	
Insp Date	10/05/18

!7928!

PREVIOUS ASSESSMENT

Parcel ID: 097.0-0003-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	581,800	4700	15,760.	625,000	1,211,500	1,211,500	Year End Roll	12/18/2019
2019	101	FV	436,900	4700	15,760.	625,000	1,066,600	1,066,600	Year End Roll	1/3/2019
2018	101	FV	441,600	4700	15,760.	535,700	982,000	982,000	Year End Roll	12/20/2017
2017	101	FV	441,600	4700	15,760.	500,000	946,300	946,300	Year End Roll	1/3/2017
2016	101	FV	441,600	4700	15,760.	428,500	874,800	874,800	Year End	1/4/2016
2015	101	FV	430,700	4700	15,760.	383,900	819,300	819,300	Year End Roll	12/11/2014
2014	101	FV	430,700	4700	15,760.	355,300	790,700	790,700	Year End Roll	12/16/2013
2013	101	FV	430,700	4700	15,760.	338,800	774,200	774,200		12/13/2012

PRINT

Date	Time
12/10/20	22:31:37

LAST REV

Date	Time
06/10/19	15:32:33
danam	
7928	

USER DEFINED

Prior Id # 1:	63521
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13664-287		3/1/1979		87,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2019	236	Re-Roof	13,800	C				
2/16/2010	116	Redo Bas	46,000					FINISH PART OF BMT
9/9/2008	1011	New Wind	32,000					
8/15/2007	693	Redo Bat	25,000			G9	GR FY09	
3/24/2005	180	Addition	100,635			G6	GR FY06	
3/15/2002	157	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	Inspected	PH	Patrick H
9/26/2018	MEAS&NOTICE	BS	Barbara S
6/2/2010	Info Fm Prmt	BR	B Rossignol
2/19/2009	Meas/Inspect	163	PATRIOT
10/15/1999	Meas/Inspect	264	PATRIOT
8/1/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15760		Sq. Ft.	Site		0	70.	0.57	4									624,963						625,000	

Total AC/HA: 0.36180 | Total SF/SM: 15760 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 624,963 | Spl Credit | Total: 625,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06501973
Const Adj.:	0.98990101
Adj $ / SQ:	131.783
Other Features:	107950
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	714661
Depreciation:	132927
Depreciated Total:	581734

COMMENTS

0F=2ND SINK IN KITCHEN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

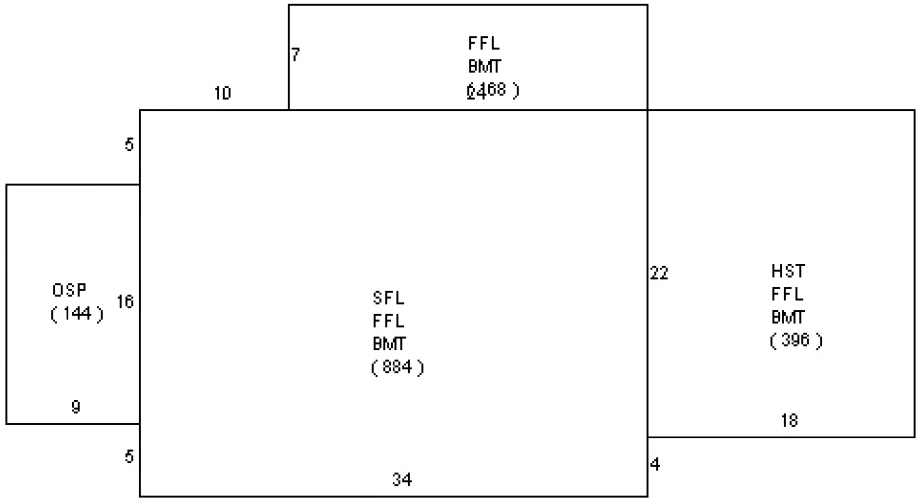
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.27
Special Features:	0	Val/Su Net:	141.12
Final Total:	581700	Val/Su SzAd	229.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,448	63.260	91,594
FFL	First Floor	1,448	131.780	190,822
SFL	Second Floor	884	131.780	116,496
HST	Half Story	198	131.780	26,093
OSP	Screen Porch	144	30.440	4,384
	Net Sketched Area:	4,122	Total:	429,389
Size Ad	2530	Gross Are	4320	FinArea 3399

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	B	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 097.0-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1938	21.94	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700